

Comprehensive Plan Steering Committee Notes
9/19/2006

Steering Committee Members Present: Joe Plankis, John Boyer, Jen Smith, Bob Smith, Larry Snapp, Bob Horkay

Steering Committee Members Absent: Jim Kent, Jack Bonham, Gloria Del Greco, Karen Newberry, Jim Carey

Other Present: Greg Dale, Terree Bergman, Ann Cavaluzzi, Kevin Buchheit, Tom Higgins, Carrie Cason, Beau Wilfong, Steve Hoover, Bryan Stumpf, Ron Thomas, Greg Thomas, Kevin Todd, Don Day, Brian Morales, Andy Cook, Mic Mead, Tom Kapostasy, John Dipple, Susan Spencer, Jim Covert, Andrew Clifford, Maureen Boyer, Fred Boyer

Greg Dale:

- schedule as follows:
- October 17th - draft of Downtown and Implementation chapters
- October 30th – public input
- Nov. 14th – draft of whole plan
- You have the revised draft
- Terree principal author
- Reviewing goals and policies, development policies and map tonight

Joe Plankis: Going section by section

Jen Smith:

- Saw the words establish or prepare 40 times
- We have a lot of work to do after this plan is adopted
- Add a work plan

Greg Dale:

- Separate implementation chapter
- Having implementation tools in the land use section is not usually done
- Subcommittees had a lot of implementation strategies
- Implementation chapter acts as a strategic guide and prioritizes implementation steps

Jen Smith: Prioritization is important.

Terree Bergman:

- Some implementation steps have budget implications
- Staff will need to come up with their own work program

Kevin Buchheit:

- Budget process has half the needed money for the zoning ordinance update in the budget for next year
- A draft RFQ is ready, so a potential consultant can come in at the tail end of this process
- Once we have a contract signed we can encumber the other half of the funds.

Greg Dale: Intro and goals and policy discussion

Jen Smith: Add lot size to the development policy dealing with land use diversity.

Joe Plankis: That is on the other page.

Terree Bergman: It's a policy question. I will add it.

Joe Plankis: On Page 3, development policy 3, attached housing is subordinate to the commercial?

Greg Dale:

- Multifamily land use is a good transition between commercial and residential uses
- It is not good if multifamily is on the corridor before the business uses
- This policy makes the businesses go in first

Jen Smith: Page 3, second last development policy, add transitioning between existing and new residential as well as transitioning from commercial to residential.

Jen Smith: Add multimodal links to glossary

Terree Bergman: I am starting a glossary. It will be helpful to me to point out terms.

Jen Smith:

- page 4, connectivity, multimodal systems to active and passive parks
- Add connectivity map

Terree Bergman: That map will be part of the bicycle and pedestrian plan.

Jen Smith: Contiguity, pg. 5, bullet 1 is wishy-washy, leave it out

Joe Plankis: That policy is connected to the policies in the new suburban section, so we need to change it there too.

Teree Bergman: The town is committed to putting in infrastructure, but some uncontiguous development may be allowed to fund that infrastructure.

Bob Smith: We will develop contiguous development through annexation. We are not hopscotching across the township.

Terree Bergman: I will take it out

Kevin Buchheit: Leave it in. It helps solve infrastructure problems. ex. Caito and Carriger rezone

Jen Smith:

- Orderly expansion less costly
- It shows the developer it is ok if it's not contiguous as long as they pay for it.

Greg Dale:

- Developer paying to expand infrastructure is not what we are intending in this policy
- Need to tighten this
- Only in exceptional circumstances.

Kevin Buchheit:

- Two years ago we did a water and sewer master plan
- Before Bruce came aboard water and sewer planning was done on a case by case basis
- Sewer capacity is Town Council's to grant

Jen Smith:

- Access management, Pg 6, Slow traffic on SR 32 conflicts with community goal of better traffic flow on east-west roads

Greg Dale:

- Traffic calming in neighborhoods and downtown
- Efficiency
- Need balance

Jen Smith: Define residential design manual in glossary. What is a residential design manual?

Terree Bergman:

- Separate than ordinance
- Handbook for developers

Greg Dale:

- Not regulatory
- Pictures as guideline

Bob Smith: Could show possible streetscapes

Joe Plankis: Ordinance refers to that manual?

Jen Smith: That is what is most important. Developers can then see what is not articulated.

John Boyer: Is it realistic to do a manual?

Terree Bergman:

- These are very common across the country
- They are not common in Indiana

Kevin Buchheit: Like a pattern book, it captures what we can't define

Greg Dale: Look up pattern book, the concept can be as sophisticated as you want it.

John Boyer: Open space and recreation, glad to see tree preservation efforts

Greg Dale: from Randall Arendt

Joe Plankis: Jim Langston does that.

Jen Smith: Fiscal section – include a checklist to evaluate projects against

Greg Dale:

- Important to think about fiscal impacts
- Some communities do fiscal models
- The danger is it can overwhelm a community

Joe Plankis:

- Purdue Cooperative Extension did a seminar on fiscal impacts of development
- Cost of financial model
- Expensive – 25-30 thousand plus 2500 to run model

John Boyer:

- Break even point of homes on school system (350 thousand)
- What are we focusing on?
- Applies to new subdivisions?

Tom Higgins:

- Dorfman said that you double that for total impact
- Residential doesn't pay for itself.

Greg Dale: Break even points on top and bottom, we want the middle

Bob Smith:

- I did a matrix on this
- Low priced subdivision in town pay their way for the schools

Terree Bergman:

- More than just paying for services
- Where do people who work here live?
- Cost of people traveling to work

Bob Smith: Need balance so all people can live and work here

John Boyer: What is the most draining house type?

Joe Plankis: Village Farms

Kevin Buchheit: The type of houses we want.

John Boyer: Are we looking at the fiscal impact on development or town?

Greg Dale: Fiscal impact of development decisions

Joe Plankis: All information for all taxing districts is in the model, not just the schools

Jen Smith: Important tool – develop a template for fiscal impact statements

Terree Bergman: List concepts – needs standards

Greg Dale:

- Land uses – Existing rural and rural, NE and NW rural together
- SW rural residential

Jen Smith: Define rural subdivision.

Terree Bergman:

- Rural subdivisions are source of difficulties in other communities, think before you implement
- Same access – maintenance is often disputed
- Ends up being a problem for the town to deal with
- They don't redevelop well in developed areas – they end up being isolated pockets
- Lack of access for emergency vehicles

Jen Smith:

- SW rural residential won't change
- Rural subdivisions are another option
- Put under subdivision standards
- As land values increase it will make the negatives less likely

Greg Dale: Add policy that rural subdivisions are acceptable and spell out concerns about them

Terree Bergman: Subdivision ordinance should contain rural subdivisions

Larry Snapp: When areas are annexed the roads need to be brought up to standards before the town will maintain them.

Tom Higgins:

- There are land uses in Boone county that conflict with the uses proposed in the SW area
- Need update from Boone County
- Isolation

Greg Dale: An example?

Tom Higgins: Industrial uses proposed ½ mile from county line

Jen Smith: Not going to change uses in the SW

Bob Horkay: The SW is our area to save because it is unique

Kevin Buchheit: Impacts on buffering strategies

Greg Dale:

- It will not dilute the area
- Protections will be built in

Jen Smith:

- Pg 12, first paragraph, add perimeter buffer
- Liked final paragraph, add already developed to that point
- 1st bullet in development policies, 3 acre lots or rural and conservation subdivisions
- Changed definition of artisan farm.
- What is a truck farm?

Joe Plankis: Grow local fruits and veggies

Jen Smith:

- Hay farms are important.
- Under appropriate development uses add SF detached on large lots
- Add conservation and rural subdivisions

Joe Plankis: Stress Little Eagle Creek trail as part of trail network

Jen Smith: maintain existing density

Terree Bergman: We will need to reestablish the density for the new zoning ordinance

Tom Higgins: We need a consistent definition of density

Jen Smith:

- Clarify that density bonuses are only allowed in a conservation subdivision
- Add large lots to the last bullet point on Pg. 15

Greg Dale: Emphasize the historic density of the SW

Kevin Buchheit: Do we need to include a number for the density?

Greg Dale: yes, NE and NW are rural for now but will be revisited later

Joe Plankis: Have we had any input from Gloria? (No one had)

Greg Dale: Jack Bonham had a few minor comments.

Jen Smith: Add conservation subdivisions to appropriate land uses.

Terree Bergman:

- Conservation subdivisions are not a land use
- Will describe them more in implementation strategies

Greg Dale: Conservation subdivisions are described in the development policies.

Jen Smith: I thought conservation subdivisions would be listed under the appropriate land uses.

Bob Horkay: Use the same form as SW section

Jen Smith: the percentage of open space in conservation subdivision is inconsistent throughout the document.

Terree Bergman: 60 percent open space in a conservation subdivision is the greatest I have seen in the country.

Kevin Buchheit: Do many jurisdictions use numbers in a policy document?

Greg Dale: Some places do, other don't

Terree Bergman: Put it in

Greg Dale:

- Still getting lot yield
- Density bonus gets you more
- No difference between policies in the new suburban areas

Joe Plankis: We have a petition which is in conflict with the policy of no retail uses in the existing suburban areas.

Jen Smith: Pg 23, public golf course is actually privately owned

Terree Bergman: The golf course is open to the public.

Jen Smith: Pg 24, 5th bullet, monotony. Appropriate land uses should include TND and conservation subdivisions

Greg Dale: There is a clear policy direction that says you can do these land uses.

Jen Smith: If it is not listed I think I can't do it

Greg Dale: TND is not a definition of a land use.

Kevin Buchheit: The regulations will say it is a permitted land use.

Greg Dale: Photos will illustrate this

Bob Horkay: In the shopping center definitions, a 65,000 square foot commercial anchor seems big.

Greg Dale:

- Will check definitions
- We do not want this type of number in the plan
- Change definitions

Bob Horkay: we will need to update the plan if the market square footage changes.

Joe Plankis: Annual review will allow for update of store sizes.

Greg Dale: Does this policy work without the listed square footage?

Joe Plankis: Take the number out, and just say it will have one anchor store.

Bob Horkay: Pg 29 - encourage unique design?

Greg Dale: Buildings facing the street with parking in the rear.

Terree Bergman: Established policy – include in design guidelines

Bob Horkay: Like a Pattern Book?

Terree Bergman: Yes

Jen Smith: Pg 31, employment corridor versus business parks

Tom Higgins:

- Policies were written for business parks,
- Subcommittee isn't intending for the business parks to be shown on a map.
- Why are we being so limiting?

Terree Bergman: Competing views

Jen Smith: Logical places for them to go

Joe Plankis: Predictability in where they go. Show opportunities on where new business parks can develop.

Greg Dale:

- Show some industrial areas
- If outside these areas they have a reason for a plan amendment

Bob Horkay made changes to the map

Jen Smith: Homes already exist on Joliet Road, move the business park to the east or west side of Joliet Road.

Kevin Buchheit: In the long term some land uses will change.

Jen Smith: The area is much more likely to be residential than a business park.

Terree Bergman: We are not drawing a zoning map.

Tom Kapostasy: The Indianapolis Executive airport is proposing a future crosswind runway. Stating that a business park is appropriate for this area sends the message to the airport to build the runway southwest/northwest instead of east/west.

Bob Smith: The price of ground dictates that. We don't want new residences to locate there.

Jen Smith: What happens if it is residential in 5 years?

Kevin Buchheit: A yearly update will take care of that. The property owner still has vested rights under the zoning.

Joe Plankis: East-west runway has more impact than a northwest-southwest runway.

Jen Smith:

- Increase density in middle of business park
- Will the business park be master planned?

Terree Bergman: It depends, hard to predict

Jen Smith: What protects these residential properties?

Kevin Buchheit:

- The implementation measures.
- What policy should prevail?
- What is better in the long run?

Greg Dale: Long range planning, not zoning

Bob Horkay: We intended a small business park around Jolietville.

Kevin Buchheit: Don't forget externalities beyond our control.

Greg Dale:

- Pg 33, local commercial on SR 32 E
- No retail on corridors except SR 32 E
- Retail uses allowed in the villages and downtown

Joe Plankis:

- Ackerson Farms, Eagle Station, and Maple Knoll have commercial areas on SR 32 W
- More intense commercial on SR 32 is appropriate
- Office market is soft
- SR 32 is a major thoroughfare

Greg Dale:

- Cuts other way also
- Office – limit retail

Ron Thomas: Eagle Station has big box retail proposed.

Joe Plankis: project's applicability?

Greg Dale: Modify language to permit retail in PUDs, with appropriate access control, and no strip like development on the corridor.

Bob Smith: Local commercial areas at 146th and Ditch and 146th and Shelbourne?

Kevin Buchheit: Those locations didn't come up in the subcommittees. The only location discussed was at 146th and Towne.

Joe Plankis: The South Central committee said that 146th and Ditch was not a good spot for commercial uses.

Ron Thomas: Existing zoning for that corner is commercial. (it is AG-SGF1)

Greg Dale: don't spot zone

Joe Plankis: Only show 146th and Towne

Bo Horkay: The regional commercial area at SR 38 and US 31 is too big

Greg Dale: Regional commercial policies ok?

Bob Horkay:

- Use special study recommendations
- Eagletown projects are a reality
- New suburban areas are not rural

Kevin Buchheit:

- The community stated that Little Eagle Creek should be preserved as a scenic corridor.
- Add policy for this

Ann Cavaluzzi: Is it possible to have business parks in the corridor if they meet the stated policies in order to avoid a comprehensive plan amendment?

Tom Higgins: In areas proximate to designated business park areas. Ex. Palomino Ballroom

Greg Dale: to allow flexibility

John Dipple:

- It is the intent of certain people to discourage business parks in Washington Township
- Business park policies were drastically redone
- Intent of business park subcommittee not reflected on map

Tom Higgins: Dorman's stated that business parks help the tax base and support the tax implications of residential development.

Jen Smith: like 161 and Springmill, you can't plump a business park in a residential area

Kevin Buchheit: Business parks could only be on the corridors or it wouldn't fit the locational criteria.

Greg Dale: We have 2 schools of thought.

Jen Smith: Business park is not 20-30 acres, but bigger. Don't spot zone

Tom Higgins: Business parks are on 30 acres. Ex. South Park

Joe Plankis:

- shovel ready – need to define it
- You can have it other places, but not as quickly
- Business parks should be listed for certainty
- Policy at town council for incentives

Bob Horkay: rough boundaries of business parks, can increase/decrease in size

Terree Bergman: The map is not specific. Plan commission and town council need to be consistent.

Greg Dale: Add that language about the map to the plan

Kevin Buchheit: Give a training session on how to use the document effectively.

Mic Mead: School campus should not be shown as the corridor.

Kevin Buchheit: zoning issue

Mic Mead: It's already there.

Terree Bergman: We are not showing public facilities, parks etc., so why show the school campus?

Any Cook: Are we keeping industrial areas on the map?

Joe Plankis: yes

Bob Horkay: Policy that business uses should increase assessed value? Should we use that here?

Greg Dale: not in the land use policy

Kevin Buchheit: Talk about quality instead

Terree Bergman: in market analysis

Greg Dale:

- Villages
- Do we need to break out villages?

John Boyer:

- Can't distinguish them
- New development redefined Eagletown

Greg Dale: It doesn't hurt to call them out separately.

John Boyer: Hortonville rural - agribusiness

Jen Smith:

- Jolietville should not be developed south of SR 32
- Take 1st bullet off

Kevin Buchheit:

- Nothing will happen south of SR 32 in Jolietville?
- Why?
- Are we willing to give up ROW on a major highway?
- Opportunity for the frontage on SR 32
- Tax base

Greg Dale: Extend employment corridor west to county line.

Ron Thomas: The corridors subcommittee did that.

John Boyer: It isn't rural

Joe Plankis: Policy should reflect best use of property.

Greg Dale: The policy is there.

Greg Dale:

- October 17th - next meeting
- We will edit and track the changes for the land use element
- Focus on implementation and downtown chapters
- Bring 161st and Springmill petition to the meeting
- Will have background info for next meeting

Joe Plankis: Absent steering committee members should email comments to Greg, Terree, the steering committee, and staff.

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